



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH

PO Box 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner

EILEEN SWAN
Executive Director & Secretary

**Gloucester County Cross-acceptance III Public Hearing
New Jersey State Planning Commission
Minutes of the Meeting Held March 29, 2007
Gloucester County Government Services Building
1200 North Delsea Drive
Clayton, New Jersey 08312**

WELCOME & INTRODUCTIONS

Eileen Swan, Executive Director, called the March 29, 2007 meeting of the Gloucester County Cross Acceptance Process to order at 7:00 PM

Ms. Swan introduced the State Planning Commission (SPC) Members in attendance Marilyn Lennon and Roberta Lang. Ms. Swan then introduced Gloucester County Planning Department staff in attendance including Planning Director Chuck Romick. Ms. Swan then introduced staff attending on behalf of the Office of Smart Growth (OSG) and OSG's State Agency partners. The following people were in attendance on behalf of OSG: Benjamin Spinelli, Chief Counsel/Director of Policy, Erika Webb, Area Planner and Lorissa Whitaker, Area Planner. The following people were in attendance on behalf of OSG's State Agency partners: Susan Weber, NJ Department of Transportation (DOT) and Rick Brown, NJ Department of Environmental Protection (DEP).

OPEN PUBLIC MEETINGS ACT

Ms. Swan announced that notice of the date, time and place of the meeting had been given in accordance with the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

Ms. Swan asked everyone to stand for the Pledge of Allegiance.

OVERVIEW OF GLOUCESTER COUNTY CROSS-ACCEPTANCE & THE STATE PLAN

Benjamin Spinelli, Chief Counsel/Director of Policy for OSG provided an overview of the third round of the Cross-acceptance process. This dialogue included a breakdown of the issues that were discussed at the internal, interagency and staff-to-staff meetings, as it relates to Gloucester County. Mr. Spinelli also discussed the revisions to the State Development & Redevelopment Plan (State Plan). Mr. Spinelli

stressed the importance of the policies and goals of the State Plan. The recent Plan Endorsement revisions were also discussed.

GLOUCESTER COUNTY CROSS-ACCEPTANCE REPORT PRESENTATION

Chuck Romick, Planning Director, Gloucester County Department of Planning & Development

Mr. Romick discussed the County's role in the Cross Acceptance process since the Preliminary Plan Map was released three years ago. Since then Gloucester County has had a series of meetings with municipalities and released the 2005 Gloucester County Cross Acceptance report, which included individual maps for each municipality.

Mr. Romick then stated changes were received by DEP and another map was released in July 2006. The County distributed this map to the municipalities and gathered data for preliminary and final developments. Gloucester County's major areas of concern are the Route 55/322 Corridor in the Harrison Township area and Mantua Township's Brownfield Redevelopment areas.

Mr. Romick noted that Eileen Swan and Ben Spinelli were very receptive throughout the process and coordinated two separate meetings to discuss areas of concern. Mr. Romick then indicated the County took part in the Staff to Staff negotiation meeting and is now involved with facilitating the Public Hearing process.

PUBLIC COMMENTS

Commenter 1: Louis Joyce, Land Dimensions stated his areas of concern on behalf of his clients including: Mantua Township Block (B) 172 and Lot (L) 6 along Mantua Boulevard, which is in Planning Area 5 Environmentally Sensitive (PA5) and sewered; Monroe Township B15001, L5, 5.01, which is sewered with a Letter of Interpretation (LOI); East Greenwich Township; an area along Delsea Drive in Deptford Township; and Elk and Clayton Townships B172, L7 and B502, L6, which are sewered with an LOI.

Commenter 2: Richard Roy, Archer & Greiner stated he would submit written comments and that his area of concern is in West Deptford on the Huntsman Production Plant site, which is predominantly Planning Area 2 Suburban (PA2) with a portion in PA5.

Commenter 3: Nicholas Casey, The Quaker Group stated he worked for Silvergate Association and will submit a report with the background of his issues including the relationship between the Board of Public Utility (BPU) regulations and Smart Growth areas. Silvergate has a Planned Unit Development (PUD) in Elk Township along the Route 55 corridor including Camelot and Latham Park with full approvals for Phase I and II development. The sewer system is under construction and Elk Township paid \$2.5 Million to extend the water main. A developer's agreement will be signed with the County in the next week.

Commenter 4: Gregory Sullivan, REV, a professional planner and engineer for Harrison Township was happy to see the decision for Mapping Item #11305 on Page 1. He also referred to Page 10, Mapping Item #100211; this parcel has preliminary and final approval for 88 single family homes. His last area of concern included the uncapped/unclosed landfill north of Big Timber Creek in Deptford Township and Bellmawr Borough. The municipalities would like to see the site cleaned up and redeveloped.

Commenter 5: Michael Canuso, Canuso Communities stated his areas of concern including Mapping Item #12807 a Critical Environmental Site (CES) designation in Glassboro Borough. Mr. Canuso

submitted a binder of documents for Mapping Item #100211 in Harrison Township, including the permits for the developments in the Route 55/322 Corridor.

Commenter 6: Ed Fox, Camden County Planning Director had two areas of concern, the first being in Monroe Township and Bellmawr Borough. He would like to see the Great Egg Harbor River, which extends into Camden County, designated a CES on the State Plan map. Mr. Fox's second concern was the uncapped Fazzis landfill along Big Timber Creek in Deptford Township. The municipalities would like to see the site redeveloped with a possible Route 42/295 Patco extension with the help of the Delaware River Port Authority. The landfill was purchased with Green Acres money in the hopes of creating a park, but the area is too contaminated. Mr. Fox would like to see this site and the River Winds development in Deptford Township returned to Planning Area 1 Metro (PA1).

Commenter 7: Vicky Binetti, Washington Township Environmental Commission discussed Mapping Item #12801 on Page 8 regarding wellhead protections. Ms. Binetti submitted written documentation and would like the SPC to consider identifying wellhead areas on the State Plan map and establishing threshold criteria.

Commenter 8: Hank Henskowitz, R & H Henskowitz discussed two areas of concern; one in Deptford Township along Almonesson Road, which has preliminary approval and the second area located in Gibbstown/Greenwich Township on Democrat Road next to a local Green Acres park.

Commenter 9: Phil Gilson, Clayton Township Planning and Zoning discussed an area of concern that was changed from a PA2 to a PA5 in the highway business district. Mr. Gilson stated the property was potentially for a new high school; the current high school is 27% over crowded. There is a ratable issue in the Township to fund school districts and he doesn't believe the money will be spent if the parcel is designated a PA5.

Commenter 10: Candace Kanaplue, Waetzman Planning Group representing Clayton Township discussed Mapping Item #100237 and stated the area is developed and sewerred. Ms. Kanaplue also mentioned Mapping Item #12803, a redevelopment area on Academy Road in Clayton Township.

Commenter 11: John Eastlack, Washington Township mentioned areas in Washington Township deemed for redevelopment and Mapping Item #42 on Page 27 in Mantua Township he strongly encouraged should be a park.

Mr. Eastlack was the last public comment. Ms. Swan then asked those in attendance if anyone else would like to comment before the meeting was adjourned.

Commenter 12: Gregory Sullivan asked how he could submit public comments.

Commenter 13: Vicky Binetti (Commenter 7) spoke again as a member of the National Coalition representing the Environmental Protection Agency (EPA). Ms. Binetti spoke about the planning process and educating the public, as well as the importance of protecting surface water and groundwater.

Commenter 14: Nicholas Casey, Chairman of the South Jersey Development Council said there needs to be consistency and predictability. Mr. Casey stated that Elk Township's planning areas don't reflect the development approvals.

ADJOURN

Ms. Swan adjourned the hearing at 8:15PM.